



**Planning, Development
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DATE: 11.16.2016

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■ **CROSSROADS AT INDEPENDENCE CENTER [TRC Plan Review]**

↻ Initial Review Note ↻

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research. The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

BASE INFORMATION:

- Revise all sheets to accurately illustrate the existing conditions on and surrounding this parcel. Show all adjacent traffic signs, lane configurations, traffic control devices and pavement markings on the site inventory plan. Please refer to the Technical Standards and Specifications Manual (link is below) Ch. VII C.1.a.2. for specific information and distance requirements. Contact Traffic Engineering at 341-7888 if you need assistance locating these elements.
- The site plan has submitted a Tree Removal Sheet that proposes a "Clear Cut" and removal for "All Trees" in the center of the site. The significant trees on the site will be required to meet the requirements for Tree protection and mitigation.

TRAFFIC IMPACT:

- ❖ A Traffic Impact Analysis (TIA) is underway for this development. This project will be responsible for the improvements required by the Crossroads TIA.
- ❖ The Independence Blvd cross section may be widened in the future due to City of Wilmington projects or other TIA requirements. Improvements to this project must account for future widening to the cross section from 2 lanes to four lanes.

NCDOT:

It is the Applicant's responsibility to coordinate directly with NCDOT to determine if any driveway permits/ revisions/ review processes are required. Contact NCDOT at 910. 251.2655. Please note additional comments may be forthcoming once coordination occurs.

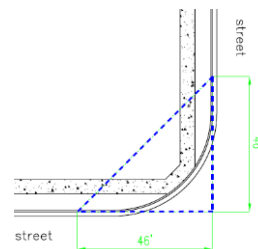
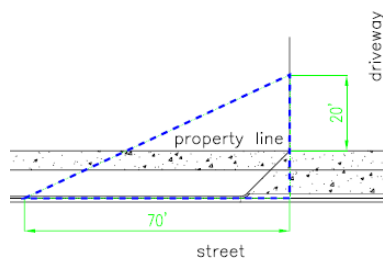
TECHNICAL STANDARDS – NEW ROADS:

1. The proposed Carolina Beach Road entrance must be shown with dimensions for the width, storage length, taper length and distance along the curb/ property line.
2. The proposed Left Over movement on Carolina Beach Road was proposed with a concrete median and appropriate left turn lane, with vehicle storage, taper and markings. Provide a left turn lane and cross over per the TIA for this site.

3. The proposed Independence Blvd Turn Lanes are shown within the existing Travel Lanes for Independence Blvd. The turn lanes shall not be within the travel lane, install the turn lane by widening the roadway with the minimum Taper, Vehicle Storage and Lateral Shift required by the TIA for this project. Future Widening of Independence Blvd, will not be possible if the turn lane is shown in the proposed position.
4. The proposed driveway on Independence Blvd are closer than the 400' minimum distance per the City's technical standards. Ensure the driveways are separated a sufficient distance to allow for the Right Turn Lane with a minimum of 100-125' storage and appropriate taper length. [\[7-5 CofW Tech Stds\]](#)
5. Show a cross-section detail showing the existing street and the proposed widening, and turn lanes.
6. Install wheelchair ramp at corner of each driveway per NCDOT and/or City standards. Connect sidewalk with ramp.
7. The minimum horizontal centerline radius is 100' for local roads and 200' for collector streets.
8. The minimum street corner radii is 35'. [\[7-5 CofW Tech Stds\]](#)

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

9. Show driveways for adjacent lots and lots across the street, including the proposed Woodlands Project, (previously known as Independence Apartments).
10. The site has numerous driveway aprons on the site, (Carolina Beach Road and Independence Blvd) that will be required to be closed. Note which existing driveways will be closed. Extend the curb along these driveways and restore the verge area to match the existing/proposed.
11. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) on plan. [\[Chapter VII ,Detail SD 3-03 CofWTSSM\]](#)
12. Show proposed driveway centerline elevations at both the front and the back of each concrete driveway apron, at the curb line, property line & points at 26' and 52' behind the property line. [\[Chapter VII, C\(1\)\(a\)\(2\)12 CofWTSSM\]](#)
13. The proposed ingress lane for Driveway #2 is shown as 12' wide with a vertical curb. Please increase the width of this entrance to 16' to allow for Fire Access at this entrance.
14. Provide sidewalk connections between the site and the public sidewalk.
15. The site does not extend the public sidewalk to the edge of the property line. Show 5' sidewalk along the entire frontage of the site.
16. Distinguish between proposed and existing sidewalk(s) and provide dimensions.
17. Provide sidewalk detail SD 3-10 on the plan.
18. Show all adjacent traffic signs and pavement markings on the plan. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
19. Show any traffic signal facilities and equipment in front of the development. Contact Traffic Engineering at 341-7888 for help in identifying these.
20. Show and apply the City's 20'x70' sight distance triangle at each driveway and the City's 46'x46' sight distance triangle at each street corner intersection on the site plan and landscaping plan. [\[Sec.18-529\(c\)\(3\)CofW LDC\]](#) Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [\[Sec.18-566 CofW LDC\]](#)



TECHNICAL STANDARDS – PARKING:

21. The Future Expansion area (possible pharmacy/ bank drive-up area) has a pinch point where 3 lanes of vehicles are forced to exit in two lanes. Revise this area to prevent confusion and possible accidents. Show the lane width of the lanes and provide full entrance lanes.
22. Show the proposed area for the Gas Pumps on this site.
23. The minimum radius is 25' for any portion of a parking lot adjacent to a travel way (i.e. islands at the end of a parking bay) for parking that is open to the public. If the travel way will not be used for emergency service vehicles or truck traffic, you may request a tighter radius, the minimum is 15'. This request must be made in writing. [\[Chapter VII, Detail SD 15-13 CofWTSSM\]](#)
24. Label the typical Drive aisle on the plan. Twenty-four feet (24') is the minimum drive aisle width behind perpendicular parking.
25. Protection from vehicles is required around all required landscaped areas within vehicular areas. The employee parking area near the loading zone does not have landscaping islands.
26. Revise the backing stubs meet the minimum size of 10' deep by 15' wide. Please dimension. [\[Chapter VII ,Detail SD 15-12 CofWTSSM\]](#)
27. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [\[Chapter VII , C \(4\), pg 7-15 to 7-16 CofWTSSM\]](#)
28. Provide a turning movement analysis of a Fire Truck and appropriate Deliver Truck for this site, (WB-50 or WB 67 vehicle) for this site and each building.
29. The proposed bicycle parking will be required at the buildings #2-3 and the grocery store. A minimum of 20 spaces will be required in accordance with Section 18-528 of the City of Wilmington Land development Code. Add the number required and proposed to the site development data. [\[Sec.18-528 CofW LDC\]](#)

TECHNICAL STANDARDS – Barrier Free Design:

30. Please show location of handicap ramp(s) and signs and provide details on the plan.
 31. Note/label the plan with spot elevations that clearly indicate the accessible route from the HC space(s) to the building. [\[Sec. 18-529\(b\)\(2\) CofW LDC\]](#)
 32. Placement of Van Accessible Plaque (R7-8P) with the Restricted Parking Sign (R7-8) **Standard:**
- 08 Where parking spaces that are reserved for persons with disabilities are designated to accommodate wheelchair vans, a VAN ACCESSIBLE (R7-8P) plaque shall be mounted below the R7-8 sign.**

REVISIONS TO NOTES ON THE PLAN:

1. Please revise notes #15, and 16 on sheet C6 to reflect the following verbiage:
 - #15: Any broken or missing sidewalk panels, driveway panels and curbing will be replaced.
 - #16: Contact Traffic Engineering at (910) 341-7888 to discuss street lighting options. [Remove "Karen Dixon"]

GENERAL NOTES TO ADD TO THE PLAN:

- A. A landscaping plan indicating the location of required street trees shall be submitted to the City of Wilmington Traffic Engineering Division and Parks and Recreation Department for review and approval prior to the recording of the final plat. [\[SD 15-14 CofW Tech Stds\]](#)

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Include appropriate City of Wilmington approval stamps prior to submitting final plans.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.